

**LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT**

**OCTOBER 24, 2023
AGENDA PACKAGE**

Lake Bernadette Community Development District

Board of Supervisors

Michael Berman, Chairman
Robert Van Liew, Vice Chairman
Bonnie Hazelett, Assistant Secretary
Sharon Callie, Assistant Secretary
James Callaghan, Assistant Secretary

David Wenck, District Manager
Scott Steady, Esquire, District Counsel
Dan Nessel, Clubhouse Manager
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, October 24, 2023 – 6:00 p.m.

-
- 1. Roll Call**
 - 2. Audience Comments Limited to 3 Minutes Per Person**
 - 3. Consent Agenda**
 - A. Approval of the Minutes of September 26, 2023 Meeting
 - B. Acceptance of the Financial Report as of September 2023
 - 4. Aquatic Report**
 - 5. Attorney's Report**
 - 6. Engineer's Report**
 - 7. District Manager's Report**
 - A. Ratification of Franks A/C & Heating Invoice #3107
 - B. Ratification of Burr Forman Invoice
 - 8. Clubhouse Manager's Report**
 - A. Bahr's Propane Gas and A/C Inc. Proposal
 - B. Franks Air Conditioning Proposals
 - C. FHP Stats
 - 9. Old Business**
 - 10. New Business and Supervisors' Requests**
 - 11. Adjournment**

**The Next Meeting is scheduled to be held on
Tuesday, December 5, 2023, at 6:00 p.m.**

District Office:

Inframark
210 North University Drive, Suite 702
Coral Springs, Florida, 33071
954-603-0033

Meeting Location:

Lake Bernadette Clubhouse
5410 Golf Links Boulevard
Zephyrhills, Florida 33541
813-788-7690

Third Order of Business

3A.

**MINUTES OF THE REGULAR MEETING
LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held Tuesday, September 26, 2023, at 6:00 p.m. at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida 33541.

Present and constituting a quorum were:

Michael Berman	Chairperson
Robert Van Liew	Vice Chairperson
Bonnie Hazelett	Assistant Secretary
James Callaghan	Assistant Secretary
Sharon Callie	Assistant Secretary

Also present were:

David Wenck	District Manager
Dan Nesselt	Clubhouse Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Berman called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

**Audience Comments Limited to 3 Minutes
Per Person**

- There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of August 23, 2023 Meeting**
- B. Acceptance of the Financial Report as of August 2023**

- The Board reviewed the consent agenda with correction noted on page 6, Line 66 should be Ms. and not Mr. and on line 106, Mr. Callaghan should be change to Mr. Van Liew

On MOTION by Mr. Van Liew seconded by Ms. Hazelett with all in favor, the consent agenda was approved as amended. 5-0

September 26, 2023

Lake Bernadette CDD

42 **FOURTH ORDER OF BUSINESS**

Aquatic Report

- 43 • The Board reviewed the aquatic report.

44
45 **FIFTH ORDER OF BUSINESS**

Attorney's Report

- 46 • The attorney is to work with Mr. Nesslelt to draft a letter to send to County Commissioner
47 Ron Oakly seeking assistance with sign permitting.

48
49 **SIXTH ORDER OF BUSINESS**

Engineer's Report

- 50 • No report was presented.

51 **SEVENTH ORDER OF BUSINESS**

District Manager's Report

- 52 • Mr. Wenck provided an update regarding Mr. Nesselt's 401k.
53 • Mr. Wenck noted an insurance increase. He is to investigate alternative insurance rates.

54 **EIGHTH ORDER OF BUSINESS**

Clubhouse Manager's Report

- 55 • Mr. Nesselt presented his report.
56 • Mr. Nesselt is to provide the A/C unit invoice that was approved by the Chairman for
57 ratification at next month's meeting.

58
59 **A. Illuminations Holiday Lighting Proposal**

60 On MOTION by Ms. Hazelett seconded by Mr. Mr. Van Liew with
61 all in favor Illuminations Holiday lighting Proposal was approved
62 (5-0)
63

64 **B. Cobra Signs Proposal**

- 65 • The Board requested Mr. Nesselt seek more proposals not exceeding \$10,000.

66 **C. FHP Stats**

- 67 • The Board reviewed the FHP Stats.

68 **NINTH ORDER OF BUSINESS**

Old Business

69 **A. Reserve Study**

- 70 • The Board reviewed and discussed the Reserve Study.

71 **TENTH ORDER OF BUSINESS**

New Business and Supervisors' Requests

- 72 • Mr. Berman suggested SMS two authentication be set up for Supervisor email accounts.
73 Mr. Berman is to work with Complete IT on this project.

74

September 26, 2023

Lake Bernadette CDD

75 **ELEVENTH ORDER OF BUSINESS**

Adjournment

- 76 • There being no further business,

77 On MOTION by Mr. Callaghan seconded by Ms. Hazelett with all
78 in favor the meeting was adjourned. (5-0)

79
80
81
82
83

David Wenck
Secretary

3B.

LAKE BERNADETTE
Community Development District

Financial Report

September 30, 2023

Prepared by:



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LAKE BERNADETTE
Community Development District

Financial Statements

(Unaudited)

September 30, 2023

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 223,531	\$ -	\$ -	\$ 223,531
Due From Other Funds	-	23,374	11,830	35,204
Investments:				
Money Market Account	445,054	-	-	445,054
Other	51,028	-	-	51,028
Treasury Bills (3 months)	1,011,849	-	-	1,011,849
Prepaid Items	12,297	-	-	12,297
Deposits	835	-	-	835
TOTAL ASSETS	\$ 1,744,594	\$ 23,374	\$ 11,830	\$ 1,779,798

LIABILITIES				
Accounts Payable	\$ 33,953	\$ -	\$ -	\$ 33,953
Sales Tax Payable	5	-	-	5
Deposits	2,185	-	-	2,185
Due To Other Funds	35,204	-	-	35,204
TOTAL LIABILITIES	71,347	-	-	71,347

FUND BALANCES

Nonspendable:

Prepaid Items	12,297	-	-	12,297
Deposits	835	-	-	835

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
Assigned to:				
Operating Reserves	144,537	-	-	144,537
Reserves - Clubhouse/Cabana	35,576	-	-	35,576
Reserves - Court Amenities	15,717	-	-	15,717
Reserves- Lake Embank/Drainage	92,517	-	-	92,517
Reserves - Roadways	44,693	-	-	44,693
Reserves - Swimming Pools	95,347	-	-	95,347
Unassigned:	1,231,728	23,374	11,830	1,266,932
TOTAL FUND BALANCES	\$ 1,673,247	\$ 23,374	\$ 11,830	\$ 1,708,451
TOTAL LIABILITIES & FUND BALANCES	\$ 1,744,594	\$ 23,374	\$ 11,830	\$ 1,779,798

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES						
Interest - Investments	\$ 4,000	\$ 50,630	\$ 46,630	\$ 333	\$ 14,778	\$ 14,445
Room Rentals	750	94	(656)	63	-	(63)
Interest - Tax Collector	100	1,346	1,246	8	-	(8)
Special Assmnts- Tax Collector	783,870	783,870	-	-	-	-
Special Assmnts- Discounts	(31,355)	(28,480)	2,875	-	-	-
Other Miscellaneous Revenues	1,250	35	(1,215)	104	-	(104)
Access Cards	175	47	(128)	15	-	(15)
Amenities Revenue	175	1,802	1,627	15	75	60
Recreation Membership	500	445	(55)	42	-	(42)
TOTAL REVENUES	759,465	809,789	50,324	580	14,853	14,273

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	12,600	(600)	1,000	1,000	-
FICA Taxes	918	964	(46)	77	77	-
ProfServ-Engineering	12,000	11,731	269	1,000	329	671
ProfServ-Legal Services	5,000	3,070	1,930	417	2,665	(2,248)
ProfServ-Mgmt Consulting	62,830	62,830	-	5,236	5,236	-
ProfServ-Property Appraiser	150	150	-	-	-	-
Professional Fees	8,400	-	8,400	700	-	700
Auditing Services	4,250	4,250	-	-	-	-
Postage and Freight	500	461	39	42	25	17
Insurance - General Liability	19,708	19,708	-	-	-	-
Printing and Binding	1,000	15	985	83	-	83

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Legal Advertising	300	1,316	(1,016)	25	119	(94)
Miscellaneous Services	1,200	449	751	100	-	100
Misc-Assessment Collection Cost	15,677	15,130	547	-	-	-
Misc-Taxes	2,500	2,812	(312)	-	-	-
Misc-Web Hosting	1,912	1,567	345	159	-	159
Office Supplies	150	-	150	13	-	13
Annual District Filing Fee	175	175	-	-	-	-
Total Administration	148,670	137,228	11,442	8,852	9,451	(599)
Field						
Payroll-General Staff	91,207	111,631	(20,424)	7,601	9,802	(2,201)
FICA Taxes	6,977	8,575	(1,598)	581	786	(205)
Retirement Benefits	5,635	-	5,635	470	-	470
Life and Health Insurance	28,379	26,624	1,755	2,365	(34)	2,399
Workers' Compensation	4,573	4,573	-	381	-	381
Contracts-EMS	12,000	-	12,000	1,000	-	1,000
Contracts-Janitorial Services	8,100	9,860	(1,760)	675	850	(175)
Contracts-Security Services	496	496	-	41	83	(42)
Contracts-Landscape	52,164	52,164	-	4,347	4,347	-
Contracts-Roving Patrol	-	11,340	(11,340)	-	1,980	(1,980)
Travel	600	170	430	50	-	50
Communication - Telephone	850	795	55	71	63	8
Utility - Cable TV Billing	2,200	1,436	764	183	82	101
Electricity - General	16,000	23,945	(7,945)	1,333	4,927	(3,594)
Electricity - Streetlights	43,000	37,027	5,973	3,583	220	3,363
Utility - Water	10,000	17,283	(7,283)	833	2,235	(1,402)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Gas	11,000	4,775	6,225	917	115	802
Utility - Refuse Removal	500	829	(329)	42	54	(12)
R&M-Air Conditioning	500	14,168	(13,668)	42	4,795	(4,753)
R&M-Buildings	3,300	4,695	(1,395)	275	650	(375)
R&M-Equipment	25,000	15,417	9,583	2,083	-	2,083
R&M-Other Landscape	15,000	29,626	(14,626)	1,250	2,200	(950)
R&M-Irrigation	7,500	21,892	(14,392)	625	8,179	(7,554)
R&M-Lake	18,576	23,176	(4,600)	1,548	1,548	-
R&M-Pest Control	2,500	1,524	976	208	-	208
R&M-Pools	23,000	33,540	(10,540)	1,917	1,510	407
R&M-Wetland Monitoring	5,000	-	5,000	417	-	417
R&M-Fitness Equipment	5,000	1,987	3,013	417	295	122
R&M-Pressure Washing	5,000	14,591	(9,591)	417	50	367
Road/Sidewalk Maintenance	5,000	5,086	(86)	417	-	417
Miscellaneous Services	7,000	2,606	4,394	583	44	539
Misc-News Letters	1,500	36	1,464	125	-	125
Misc-Contingency	5,300	1,934	3,366	442	-	442
Office Supplies	5,000	1,159	3,841	417	183	234
Cleaning Supplies	4,500	4,040	460	375	488	(113)
Op Supplies - Uniforms	600	626	(26)	50	-	50
Subscriptions and Memberships	3,500	3,392	108	292	283	9
Capital Outlay	90,000	34,877	55,123	7,500	-	7,500
Reserve	84,338	78,881	5,457	7,028	-	7,028
Total Field	610,795	604,776	6,019	50,901	45,735	5,166

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	SEP-23 BUDGET	SEP-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	759,465	742,004	17,461	59,753	55,186	4,567
Excess (deficiency) of revenues						
Over (under) expenditures	-	67,785	67,785	(59,173)	(40,333)	18,840
Net change in fund balance	\$ -	\$ 67,785	\$ 67,785	\$ (59,173)	\$ (40,333)	\$ 18,840
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,605,462	1,605,462				
FUND BALANCE, ENDING	\$ 1,605,462	\$ 1,673,247				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>						
Special Assmnts- Tax Collector	4,116	4,116	-	-	-	-
Special Assmnts- Discounts	(165)	(149)	16	-	-	-
TOTAL REVENUES	3,951	3,967	16	-	-	-
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	82	79	3	-	-	-
Total Administration	82	79	3	-	-	-
TOTAL EXPENDITURES	82	79	3	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,888	19	-	-	-
<u>OTHER FINANCING SOURCES (USES)</u>						
Contribution to (Use of) Fund Balance	3,869	-	(3,869)	-	-	-
TOTAL FINANCING SOURCES (USES)	3,869	-	(3,869)	-	-	-
Net change in fund balance	\$ 3,869	\$ 3,888	\$ (7,719)	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2022)	19,486	19,486				
FUND BALANCE, ENDING	\$ 23,355	\$ 23,374				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>SEP-23 BUDGET</u>	<u>SEP-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>						
Special Assmnts- Tax Collector	1,932	1,932	-	-	-	-
Special Assmnts- Discounts	(77)	(69)	8	-	-	-
TOTAL REVENUES	1,855	1,863	8	-	-	-
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	39	37	2	-	-	-
Total Administration	39	37	2	-	-	-
TOTAL EXPENDITURES	39	37	2	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	1,816	1,826	10	-	-	-
<u>OTHER FINANCING SOURCES (USES)</u>						
Contribution to (Use of) Fund Balance	1,816	-	(1,816)	-	-	-
TOTAL FINANCING SOURCES (USES)	1,816	-	(1,816)	-	-	-
Net change in fund balance	\$ 1,816	\$ 1,826	\$ (3,622)	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2022)	10,004	10,004				
FUND BALANCE, ENDING	\$ 11,820	\$ 11,830				

Notes to the Financial Statements

September 30, 2023

Governmental Funds

▶ **Assets**

- **Investments** - General Fund monies (See Cash & Investment Report for further details.) There is a checking & MM account with Bank United, and T-Bill & MMF account with Valley Bank.
- **Due From Other Funds** - Monies owed for assessment collections.
- **Deposits** - Progress Energy & Pasco County Utility deposits.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Deposits** - Utility & Pool key deposits.

Fund Balance

- **Reserves** - Operating - for 1st Quarter operations of CDD for repairs & maintenance.
- **Reserves** - Clubhouse / Cabana - for repairs and maintenance.
- **Reserves** - Court Amenities - for repairs and maintenance.
- **Reserves** - Lake Embankment / Drainage - for drainage repairs and maintenance.
- **Reserves** - Roadways - for roadway repairs and maintenance.
- **Reserves** - Swimming Pools - for swimming pool repairs and maintenance.

Notes to the Financial Statements
September 30, 2023

Financial Overview / Highlights

Revenues

- ▶ Total General Fund revenues are 106.63% of the Annual Adopted budget and Assessments are at 100% collected.
- ▶ Total General Fund expenditures are at approximately 97.70% of the Annual Adopted budget above the rated 100%.

Variance Analysis

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Expenditures				
<u>Administrative</u>				
ProfServ - Engineering	\$ 12,000	\$ 11,731	98%	Stantec pond maintenance, preparing for district monthly meetings, follow up on pond management contract, and clubhouse parking lot pavement through September.
Insurance - General Liability	\$ 19,708	\$ 19,708	100%	FMIT 4th installment made in June.
Misc-Web Hosting	\$ 1,912	\$ 1,567	82%	ADA compliance payment - \$1,553.
<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<u>Field</u>				
Payroll-General Staff	\$ 91,207	\$ 111,631	122%	Staff payroll through September.
FICA Taxes	\$ 6,977	\$ 8,575	123%	Payroll taxes through September.
Life and Health Insurance	\$ 28,379	\$ 26,624	94%	Health & Dental insurance through September.
Workers' Compensation	\$ 4,573	\$ 4,573	100%	FMIT 4th installment made in June.
Contracts - Janitorial Services	\$ 8,100	\$ 9,860	122%	9 cleanings @ \$85 per cleaning.
Utility - Cable TV Billing	\$ 2,200	\$ 1,436	65%	Charter Communication payment for services.
Electricity - General	\$ 16,000	\$ 23,945	150%	Pasco County Utilities payment for services.

Notes to the Financial Statements

September 30, 2023

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Variance Analysis - continued				
<u>Field Continued</u>				
Utility - Gas	\$ 11,000	\$ 4,775	43%	Bahr's Propane Gas payment for services.
Utility - Refuse Removal	\$ 500	\$ 829	166%	Waste Management refuse removal payment for services.
R&M - Equipment	\$ 25,000	\$ 15,417	62%	Reese Electric monument lighting - \$4,955; Complete I.T. repair exit wave sensor and G4 camera - \$792; Hoops Inc replacement of basketball hoops - \$4,596; various equipment repairs.
R&M - Irrigation	\$ 7,500	\$ 21,892	292%	Rainmaker Irrigation - repairs for outdoor timers and solenoids.
R&M - Pest Control	\$ 2,500	\$ 1,524	61%	On The Fly Pest Control January maintenance; Rainmaker Irrigation ant control - \$750.
R&M - Pools	\$ 23,000	\$ 33,540	146%	Aqua Triangle pool repairs and monthly maintenance.
Office Supplies	\$ 5,000	\$ 1,159	23%	Home Depot general office supplies.
Capital Outlay	\$ 90,000	\$ 34,877	39%	Ace Courts resurfacing basketball court and footer installation - \$20,775; Signarama of New Tampa refresh entrance monument - \$13,299.
Reserve	\$ 84,338	\$ 78,881	94%	Site masters pool pump improvement, deposit - \$8,400; ACPLM milling/paving/stripping sidewalk repairs - \$69,268.

LAKE BERNADETTE
Community Development District

Supporting Schedules

September 30, 2023

Lake Bernadette

Community Development District

**Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					General Fund Assessments	Eagle Fund Assessments	Janine Drive Fund Assessments
Assessments Levied FY 2023				\$789,918	\$ 783,870	\$ 4,116	\$ 1,932
Allocation %				100.00%	99.24%	0.52%	0.24%
11/07/22	\$ 5,045	\$ 275	\$ 103	\$ 5,423	5,382	28	13
11/15/22	23,358	993	477	24,828	24,640	129	60
11/21/22	41,698	1,773	851	44,322	43,985	230	106
11/25/22	62,325	2,650	1,272	66,246	65,743	344	159
12/02/22	385,336	16,369	7,864	409,570	406,457	2,130	983
12/09/22	77,125	3,258	1,574	81,957	81,334	426	197
12/20/22	40,540	1,670	827	43,037	42,709	224	103
01/12/23	12,009	379	245	12,633	12,537	66	30
02/07/23	32,918	1,233	672	34,822	34,558	181	84
03/08/23	7,905	81	161	8,147	8,086	42	20
04/13/23	21,400	18	437	21,854	21,688	114	52
05/10/23	1,993	-	41	2,033	2,018	11	5
06/06/23	876	-	18	893	887	5	2
06/13/23	33,521	1	705	34,226	33,966	178	82
TOTAL	\$ 746,049	\$ 28,700	\$ 15,247	\$ 789,918	\$ 783,870	\$ 4,116	\$ 1,932
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -	\$ -

Notes:
1) Tax Certificate sale.

Cash and Investment Report
September 30, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	BankUnited	N/A	0.00%	\$ 223,531
			Subtotal Checking	\$ 223,531
Money Market Account	BankUnited	N/A	5.12%	\$ 445,054
			Subtotal MM	\$ 445,054
Money Market Fund	Valley Bank	N/A	4.70%	51,028
T-Bills - 3 Months	Valley Bank	Dec '23	5.13%	1,011,849
			Subtotal Investments	1,062,877
			Grand Total	<u>\$ 1,731,462</u>

LAKE BERNADETTE

Community Development District

**Payment Register by Fund
For the Period from 09/01/23 to 09/30/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	3960	09/05/23	COMPLETE I.T.	11535	ACS PROXY CARDSS	Access Cards	369941-53901	\$366.00
001	3961	09/05/23	FLORIDA MUNICIPAL INSURANCE TRUST	081823-FH0786	SEPT LIFE/HEALTH INS	Life and Health Insurance	523001-53901	\$2,398.55
001	3962	09/05/23	ROBERT MCGREGOR	27280	REPLACEMENT OF OLD BB HOOPS	R&M-Equipment	546022-53901	\$1,300.00
001	3963	09/12/23	AQUA TRIANGLE 1 CORP	4439	SEP 2023 POOL CLEANING SVCS	R&M-Pools	546074-53901	\$1,110.00
001	3964	09/12/23	COMPLETE I.T.	11590	GOOGLE EMAIL / BRIVO TIER 1&2	Subscriptions & Memberships	554001-53901	\$282.65
001	3965	09/12/23	INFRAMARK, LLC	99905	AUG 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,235.83
001	3965	09/12/23	INFRAMARK, LLC	99905	AUG 2023 MGMT FEES	Postage and Freight	541006-51301	\$17.49
001	3966	09/12/23	ON THE FLY PEST CONTROL, LLC	082523	AUG 2023 PEST CONTROL	R&M-Pest Control	546070-53901	\$120.00
001	3967	09/12/23	REESE ELECTRICAL INC	14492	SUPPLY AND INSTALL A/C DISCONNECT	R&M-Air Conditioning	546004-53901	\$245.00
001	3968	09/12/23	SITE MASTERS OF FL LLC	082323-4	REMOVED 2 BASKETBALL POSTS TO BE REPLACED	R&M-Equipment	546022-53901	\$1,000.00
001	3969	09/12/23	SOLITUDE LAKE MANAGMENT	PSI010189	SEP 2023 LAKE MAINT	R&M-Lake	546042-53901	\$1,548.00
001	3970	09/15/23	DAN NESSELT	091423-CELL	BILL PERIOD 07/20/23-08/19/23	Communication - Telephone	541003-53901	\$62.51
001	3971	09/15/23	DLTD SOLUTIONS INC.	0004489	ADMIN / SCHEDULERS FEE FOR AUG 2023	Contracts-Roving Patrol	534099-53901	\$165.00
001	3972	09/15/23	JEFFREY MASON	0004490	SECURITY/TRAFFIC CNTRL AUG 2023	Contracts-Roving Patrol	534099-53901	\$825.00
001	3973	09/20/23	HOME DEPOT	082123-9992	AUG 2023 MAINT SUPPLIES	POOL MAINT	546074-53901	\$39.96
001	3973	09/20/23	HOME DEPOT	082123-9992	AUG 2023 MAINT SUPPLIES	EQUIP MAINT	546022-53901	\$78.21
001	3973	09/20/23	HOME DEPOT	082123-9992	AUG 2023 MAINT SUPPLIES	CLEANING SUPPLIES	551003-53901	\$105.18
001	3974	09/20/23	INFRAMARK, LLC	101193	SEPT 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,235.83
001	3975	09/20/23	RAINMAKER IRRIGATION	44607	IRR REPAIRS 08/22/23	R&M-Irrigation	546041-53901	\$1,058.75
001	3975	09/20/23	RAINMAKER IRRIGATION	44638	SEP 2023 LANDSCAPE SVCS	Contracts-Landscape	534050-53901	\$4,347.00
001	3976	09/25/23	RAINMAKER IRRIGATION	44676	PALM TRIMMING - POOL AREA	R&M-Other Landscape	546036-53901	\$2,200.00
001	3977	09/25/23	SARAH NESSELT	091423	SEP 2023 CLEANING SVCS	Contracts-Janitorial Services	534026-53901	\$850.00
001	3978	09/26/23	BIG JOHNS JANITORIAL SUPPLIES	175685	CLEANING SUPPLIES	Cleaning Supplies	551003-53901	\$142.11
001	3979	09/26/23	RAINMAKER IRRIGATION	44684	IRR REPAIRS 8/22/23	R&M-Irrigation	546041-53901	\$606.80
001	3979	09/26/23	RAINMAKER IRRIGATION	44685	IRR REPAIRS 8/22/23	R&M-Irrigation	546041-53901	\$999.12
001	3979	09/26/23	RAINMAKER IRRIGATION	44686	IRR REPAIRS 8/22/23	R&M-Irrigation	546041-53901	\$1,035.28
001	DD03005	09/15/23	FRONTIER	082223-7690 ACH	BILL PRD 8/22/23-9/21/23	Utility - Cable TV Billing	543003-53901	\$81.61
001	DD03006	09/23/23	WASTE MANAGEMENT OF FLORIDA - ACH	0879759-1568-4	REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	\$54.40
001	DD03013	09/05/23	PASCO COUNTY UTILITIES SERVICE	080823 ACH	BILL PRD 7/7-8/8/23	Utility - Water	543018-53901	\$1,491.97
001	DD03020	09/22/23	DUKE ENERGY	082823 ACH	BILL PRD 7/26-8/25/23	Electricity - Streetlighting	543013-53901	\$3,420.45
001	DD03021	09/22/23	DUKE ENERGY	090123 ACH	BILL PRD 7/29-8/30/23	Electricity - General	543006-53901	\$2,173.95
001	DD03022	09/10/23	ELAN FINANCIAL SVCS - ACH	081523-2780 ACH	JULY / AUG PURCHASES	SMART SIGNS	546022-53901	\$37.93
001	DD03022	09/10/23	ELAN FINANCIAL SVCS - ACH	081523-2780 ACH	JULY / AUG PURCHASES	ENTRANCE MATS	546012-53901	\$411.00
001	DD03022	09/10/23	ELAN FINANCIAL SVCS - ACH	081523-2780 ACH	JULY / AUG PURCHASES	CEILING FAN	546012-53901	\$550.93
001	DD03022	09/10/23	ELAN FINANCIAL SVCS - ACH	081523-2780 ACH	JULY / AUG PURCHASES	CLEANING SUPPLIES	551003-53901	\$36.05
001	DD03022	09/10/23	ELAN FINANCIAL SVCS - ACH	081523-2780 ACH	JULY / AUG PURCHASES	FUEL FOR PRESSURE WASHER	546171-53901	\$50.02
001	DD03022	09/10/23	ELAN FINANCIAL SVCS - ACH	081523-2780 ACH	JULY / AUG PURCHASES	OFFICE SUPLIES	551002-53901	\$75.85
001	DD03022	09/10/23	ELAN FINANCIAL SVCS - ACH	081523-2780 ACH	JULY / AUG PURCHASES	FIELD MAINT SUPPLIES	549001-53901	\$26.73
001	DD03022	09/10/23	ELAN FINANCIAL SVCS - ACH	081523-2780 ACH	JULY / AUG PURCHASES	FIELD MAINT SUPPLIES	549001-53901	\$17.32
001	DD03028	09/01/23	ADT SECURITY SVCS - ACH	1003780986		SEC SVCS JULY 2023	534037-53901	\$41.30
001	DD03030	09/02/23	ADT SECURITY SVCS - ACH	1009856282		SEC SVCS JULY 2023	534037-53901	\$41.30

LAKE BERNADETTE

Community Development District

**Payment Register by Fund
For the Period from 09/01/23 to 09/30/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD03007	09/14/23	WILLIAM F. KIELY III	PAYROLL	September 14, 2023 Payroll Posting			\$558.95
001	DD03008	09/14/23	THOMAS O. MINE	PAYROLL	September 14, 2023 Payroll Posting			\$77.57
001	DD03009	09/14/23	MARTINA YATES	PAYROLL	September 14, 2023 Payroll Posting			\$310.30
001	DD03010	09/14/23	JOHN S. YATES	PAYROLL	September 14, 2023 Payroll Posting			\$155.14
001	DD03011	09/14/23	DENISE M. LANSER	PAYROLL	September 14, 2023 Payroll Posting			\$695.60
001	DD03012	09/14/23	DANIEL A. NESSELT	PAYROLL	September 14, 2023 Payroll Posting			\$2,227.58
001	DD03014	09/28/23	WILLIAM F. KIELY III	PAYROLL	September 28, 2023 Payroll Posting			\$670.12
001	DD03015	09/28/23	THOMAS O. MINE	PAYROLL	September 28, 2023 Payroll Posting			\$155.14
001	DD03016	09/28/23	MARTINA YATES	PAYROLL	September 28, 2023 Payroll Posting			\$310.30
001	DD03017	09/28/23	JOHN S. YATES	PAYROLL	September 28, 2023 Payroll Posting			\$155.14
001	DD03018	09/28/23	DENISE M. LANSER	PAYROLL	September 28, 2023 Payroll Posting			\$759.83
001	DD03019	09/28/23	DANIEL A. NESSELT	PAYROLL	September 28, 2023 Payroll Posting			\$2,227.58
001	DD03023	09/29/23	MICHAEL C. BERMAN	PAYROLL	September 29, 2023 Payroll Posting			\$184.70
001	DD03024	09/29/23	ROBERT R. VAN LIEW	PAYROLL	September 29, 2023 Payroll Posting			\$184.70
001	DD03025	09/29/23	JAMES G. CALLAGHAN	PAYROLL	September 29, 2023 Payroll Posting			\$184.70
001	DD03026	09/29/23	BONNIE K. HAZELETT	PAYROLL	September 29, 2023 Payroll Posting			\$184.70
001	DD03027	09/29/23	SHARON K. CALLIE	PAYROLL	September 29, 2023 Payroll Posting			\$184.70
Fund Total								\$49,111.83

Total Checks Paid	\$49,111.83
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Fourth Order of Business

SOLITUDE

LAKE MANAGEMENT



Lake Bernadette CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-10-06

Prepared for:

Mr. Mark Vega, District Manager
Inframark
2654 Cypress Ridge Boulevard, Suite #101
Wesley Chapel, Florida 33544

Prepared by:

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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PONDS A, WA9, WA43 _____ 9

PONDS _____

PONDS _____

PONDS _____

PONDS _____

PONDS _____

PONDS _____

PONDS _____

PONDS _____

PONDS _____

PONDS _____

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Site: 13

Comments:

Normal growth observed

The site has some seasonal primrose growth that will require an herbicide application for control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2023



October, 2023

Site: 16

Comments:

Site looks good

The site continues to be in good condition with no new nuisance vegetation growth to note.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 17

Comments:

Site looks good

The site is in good condition with minimal algae and no noted nuisance weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 18

Comments:

Treatment in progress
The site was recently treated for algae please allow 7 to 14 days for full results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



October, 2023

Site: 20

Comments:

Site looks good
This site has minimal algae, and no noted new nuisance weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 21

Comments:

Site looks good
The site remains clear of any major vegetation and/or debris.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 22

Comments:

Normal growth observed
The site has a filamentous algae bloom that we will require an algicide application for control.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



October, 2023

Site: 30

Comments:

Normal growth observed
The site still contains seasonal torpedo grass that will require an herbicide application.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2023



October, 2023

Site: 30A

Comments:

Site looks good
The site contains reduced shoreline weeds, and no noted algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 32

Comments:

Site looks good

The site remains in good condition no noted algae or new nuisance weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 33

Comments:

Normal growth observed

The water level is back down, and some darker algae has cropped up within the water column.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2023



October, 2023

Site: 34

Comments:

Site looks good

The site is in good condition with no noted algae growth and no nuisance shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 35

Comments:

Site looks good

The site continues to be in good condition with no issues and good water clarity this month.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 45A

Comments:

Site looks good

The shoreline weeds and submersed Hydrilla are still in decay.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 45B

Comments:

Site looks good

The water level went back down. The site remains a good condition with minimal issues.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 46A

Comments:

Site looks good

The water level went back down but the site remains in good condition with no noted new nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: 46B

Comments:

Normal growth observed

The site has a planktonic algae bloom that will require an algicide application for control.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



September, 2023



October, 2023

Site: 47

Comments:

Site looks good

The site has some decay but is in mostly good condition with no other issues to note.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: A

Comments:

Site looks good

The site remains in overall good condition with minimal regrowth on the wooded side.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: WA9

Comments:

Site looks good

The water level is down and there is a lot of Primrose decay, but the site is in good condition with no noted new growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site: WA43

Comments:

Site looks good

The site remains in good condition with minimal nuisance vegetation and a good diversity of native, beneficial plants.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2023



October, 2023

Site:

Comments:

Action Required:

Target:

Site:

Comments:

Action Required:

Target:

Management Summary

Well regionally we never got that rain we rely on every year to keep the pond levels high so we see some of the sites receding this month leaving exposed bank again. Although, some sites in general never filled up this year.

Sites 22 & 33 both have a significant amount of algae that will require an algicide application for control. Both sites have receded since last month as well. 18 had some algae but it was recently treated and should improve over the next two week. 46B has a planktonic algae bloom that it hasn't seen in a while but it's not uncommon on this site. It too will require an algicide application for control.

Only two sites had significant seasonal shoreline weed growth that will require an herbicide application. These sites are 13 & 30. 30 is most torpedograss growth while 13 is a good mix of primrose, torpedograss and other miscellaneous vegetation.

No other issues were noted during this month's inspection.

Thank You for choosing SOLitude Lake Management!

Lake Bernadette CDD Waterway Inspection Report

Agenda Page 39
2023-10-06

Site	Comments	Target	Action Required
13	Normal growth observed	Shoreline weeds	Routine maintenance next visit
16	Site looks good	Species non-specific	Routine maintenance next visit
17	Site looks good	Species non-specific	Routine maintenance next visit
18	Treatment in progress	Surface algae	Routine maintenance next visit
20	Site looks good	Species non-specific	Routine maintenance next visit
21	Site looks good	Species non-specific	Routine maintenance next visit
22	Normal growth observed	Surface algae	Routine maintenance next visit
30	Normal growth observed	Torpedograss	Routine maintenance next visit
30A	Site looks good	Species non-specific	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Normal growth observed	Surface algae	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
45A	Site looks good	Species non-specific	Routine maintenance next visit
45B	Site looks good	Species non-specific	Routine maintenance next visit
46A	Site looks good	Species non-specific	Routine maintenance next visit
46B	Normal growth observed	Planktonic algae	Routine maintenance next visit
47	Site looks good	Species non-specific	Routine maintenance next visit
A	Site looks good	Species non-specific	Routine maintenance next visit
WA9	Site looks good	Species non-specific	Routine maintenance next visit
WA43	Site looks good	Species non-specific	Routine maintenance next visit

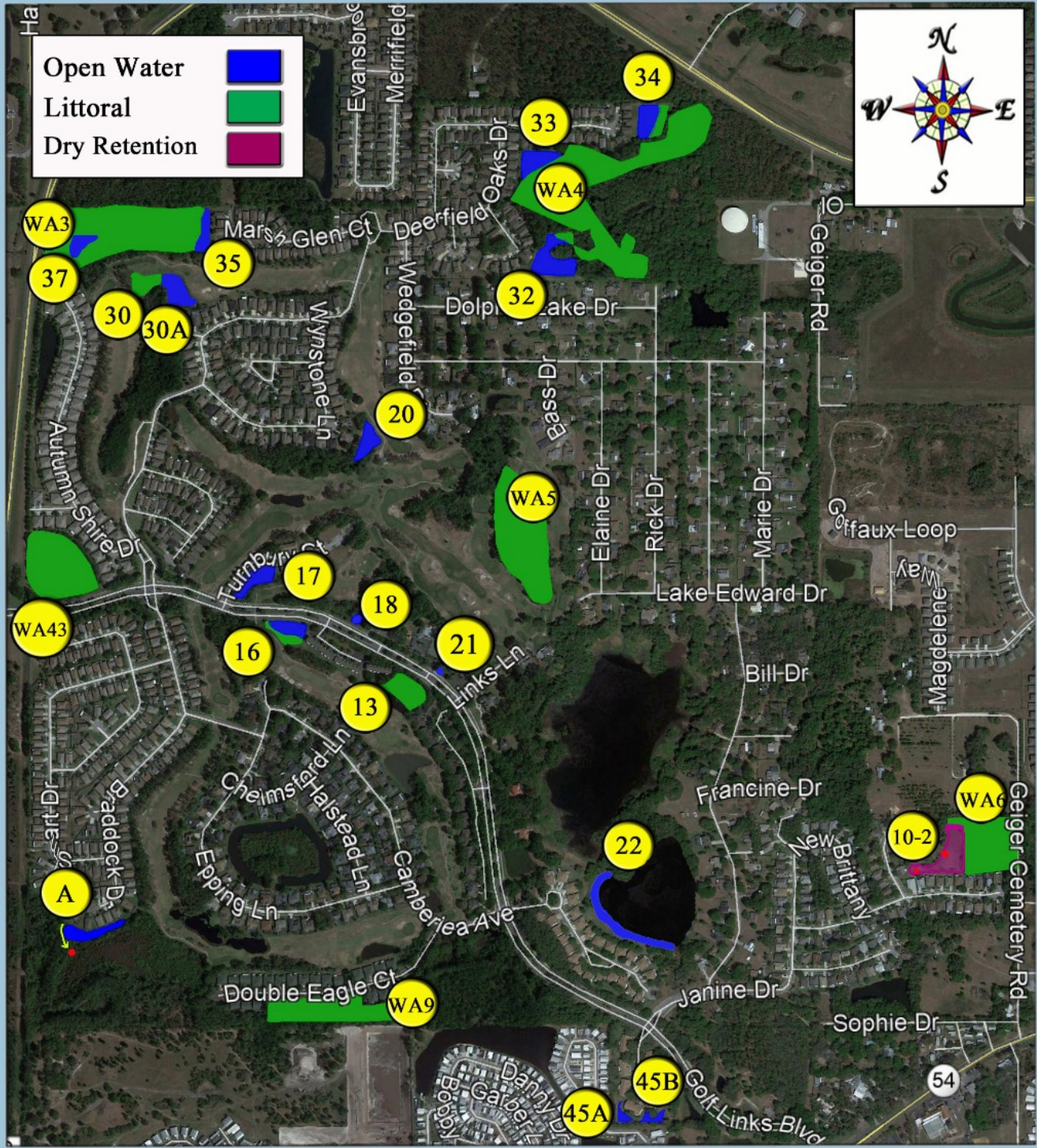


A Renokoi Company
Restoring Balance. Enhancing Beauty.

Lake Bernadette CDD

Zephyrhills, Florida

Call 888.480.LAKE



PCB 1/2020

Seventh Order of Business

7A



INVOICE	#3107
SERVICE DATE	Sep 18, 2023
DUE	Upon receipt
AMOUNT DUE	\$4,550.00

Franks Air Conditioning & Heating LLC,

Dan Nesselt
 5410 Golf Links Blvd
 Zephyrhills, FL 33541

CONTACT US

37812 SR-54
 Zephyrhills, FL 33542

☎ (813) 788-7690
 ✉ info@lakebernadette.org

☎ (813) 804-2665
 ✉ frankscooling@gmail.com

INVOICE

Services	qty	unit price	amount
Replace 4ton Rheem straight cool cond only Replace 4ton Rheem cond vacuum the lines recharge system	1.0	\$4,550.00	\$4,550.00
Warranty 10/10 parts/labor	1.0	\$0.00	
Total			\$4,550.00

We charge a 3.5% fee for credit card payments. There will be a 2% service charge added monthly to all unpaid balances over 30 days.

We offer financing at 0% interest for 12 months.

Thank you for your business!!

LIC #CMC057205

www.franksacandheating.com

7B.



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT
c/o INFRAMARK
210 N. UNIVERSITY DRIVE, STE 702
CORAL SPRINGS, FL 33071

15 Sep 2023
Invoice # 1415988
Bill Atty: S. Steady
As of 08/31/23

1207936 LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT
0009867 Lake Bernadette CDD

Representation of Client as Community Development District

BILL SUMMARY THROUGH AUGUST 31, 2023

Professional Services	<u>\$2,665.00</u>
TOTAL DUE THIS BILL	\$2,665.00

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901

Domestic Wire and ACH ABA No.: 061100606
Account Number: 1005853518
International Wires SWIFT BIC: FICOUS44
Burr & Forman Tax ID: 63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

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Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

1207936 LAKE BERNADETTE COMMUNITY DEVELOPMENT DI
 0009867 Lake Bernadette CDD

15 Sep 2023
 Invoice # 1415988
 Page 2

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT
 c/o INFRAMARK
 210 N. UNIVERSITY DRIVE, STE 702
 CORAL SPRINGS, FL 33071

15 Sep 2023
 Invoice # 1415988
 Bill Atty: S. Steady
 As of 08/31/23

EMPLOYER I.D. #63-0322727

1207936 LAKE BERNADETTE COMMUNITY DEVELOPMENT
 DISTRICT
 0009867 Lake Bernadette CDD

Representation of Client as Community Development District

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
08/15/23	Email with District Manager and District Engineer regarding sign permitting problem with County; review documents and discussions with the County.	SIS	1.00	325.00	\$325.00
08/17/23	Review agreement provided by engineer; review definition in County's code for maintenance of signs; outline issues.	SIS	1.00	325.00	\$325.00
08/22/23	Review County's land development code for argument to allow for upgrade of signs; review non-conforming structures in Section 1203; emails with manager and Tonja regarding old permits and what is being done to sign.	SIS	1.50	325.00	\$487.50
08/23/23	Email to Dan for picture of improvements for sign; call with Dan to better understand what District is proposing; draft letter to the County staff pointing out Section 406.1.7 and 1203.1.	SIS	2.00	325.00	\$650.00

BURR & FORMAN LLP

1207936 LAKE BERNADETTE COMMUNITY DEVELOPMENT DI
 0009867 Lake Bernadette CDD

15 Sep 2023
 Invoice # 1415988
 Page 3

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Rate</u>	<u>Value</u>
08/25/23	Finalize research on signs in right-of way; review County's website for old right-of-way permits; finalize position paper to the County and email to Chair and staff for their review.	SIS	2.50	325.00	\$812.50
08/28/23	Email Dan to have him forward letter to Pasco staff.	SIS	0.20	325.00	\$65.00
Total Services					\$2,665.00
Total Services and Disbursements					<u>\$2,665.00</u>
TOTAL NOW DUE					<u>\$2,665.00</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$325.00	8.20	\$2,665.00
TOTALS		8.20	\$2,665.00

Eighth Order of Business

CDD Meeting Topics of Discussion

Lake Bernadette Community Center

October 24th ,2023

Upcoming Events:

1. Cdd meeting Oct 24th 6pm
2. Got Lobstah 10/15th 3-6pm
3. Bunko 10/27 1:30pm
4. Book Club 10/19 1:30pm
5. Blood drive 10/10 1-3pm
6. Community Yard Sale 10/21 8-2pm

Upcoming Projects:

- 1 . Installation of new streetlight at Eiland entrance, check received, installation TBA
2. Marquee replacement digital proposals provided
3. Cabana pool deck paver reset in 7 locations (Site Masters)
- 4.. Parking lot seal/ stripe estimates Nov meeting
- 5.. Eiland monument refresh scheduled with Signarama signs on hold , letter sent 10/12 with original estimate to be reviewed/ revised by Pasco permitting.
- 6.. Eiland blvd sidewalk grinding 12 locations Nov (Site Masters)
7. A/C proposals provided by Franks a/c and Bahrs for locker room area

Completed projects/ tasks

1. 2 new playground benches repaired (new wood and paint) in house
2. Monthly Calander of events on CDD website
3. 11 street light repairs called in
4. Basketball court repairs done 10/9 (Ace Courts)
5. Replaced
6. Cleared tree limbs west side of clubhouse and perimeter of main pool (Rainmaker)
7. 7 new residents registered.
8. 4 new renters registered.
9. 23 access cards replaced
10. Access card re-validation started Oct 2 , over 780 cards updated
11. Basketball courts. Main deck, playground pressure washed

8A



Bahr's Propane Gas & A/C Inc.
 4441 Allen Road, Zephyrhills, Florida 33541 United States
 (813) 782-5013
 www.bahrspropanegasandac.com

Estimate 31186170
Job 31175547
Estimate Date 9/25/2023
Customer PO

Billing Address
 INFRAMARK LAKE BERNADETTE CDD ATTN: ANNA GOLOVAN
 210 N UNIVERSITY DR #702
 CORAL SPRINGS, FL 33071 USA

Job Address
 Lake Bernadette-CLUBHOUSE #2
 5410 Golf Links Boulevard
 Zephyrhills, FL 33541 USA

Estimate Details

Replace unit in gym area: 5 ton straight cool
 Float switch
 10kw
 Permit

Task #	Description	Quantity	Your Price	Your Total
TSC7	5 TON 15.2 SEER2 TEMPSTAR STRAIGHT COOL SPLIT SYSTEM: • Single Stage Cooling • Electric Heater • Digital Thermostat • Hurricane Pad/Anchor kit • Copper/Drain Flush • Float Switch • 10 Year Parts Warranty N4A5S60AKAWA/FJMA4X60L0DB AH HWD: 59.20x24.70x22.1 HEATER: EHC10BKN (MOP-60AMP) EHC15BKN (MOP-90AMP) Commercial Warranty: 1Yr Labor, 1Yr Parts, 5Yr Compressor	1.00	\$6,845.00	\$6,845.00
P5	Commercial Permit- Split System: Commercial Permit- Split System	1.00	\$225.00	\$225.00
			Sub-Total	\$7,070.00
			Tax	\$0.00
			Total	\$7,070.00

Thank you for choosing Bahr's Propane Gas & A/C Inc.

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Bahr's Propane Gas & A/C Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

8B



ESTIMATE	#474
SERVICE DATE	Aug 22, 2023
TOTAL	\$8,460.00

Franks Air Conditioning & Heating LLC,

5410 Golf Links Blvd
Zephyrhills, FL 33541

(813) 788-7690
info@lakebernadette.org

CONTACT US

37812 SR-54
Zephyrhills, FL 33542

(813) 804-2665
frankscooling@gmail.com

ESTIMATE

Services	amount
5 Ton 15 seer Comfort Maker straight cool split system	\$8,460.00
* Single stage cooling	
* Electric heater	
* Digital Thermostat	
* Float switch	
* 10/10 year complete warranty	
Services subtotal: \$8,460.00	
Total	\$8,460.00

We charge a 3.5% fee for credit card payments. There will be a 2% service charge added monthly to all unpaid balances over 30 days.

We offer financing at 0% interest for 12 months.

Thank you for your business!!

LIC #CMC057205

www.franksacandheating.com

8C

Lake Bernadette CDD

September 2023

September 12th /3p-7p-(2 Speed, 1 Fail to Exhibit DL, 2 No Reg, 1 Seatbelt)

September 21st /3p-7p-(3 Speed, 1 Reg, 1 No Ins)

September 28th/3p-7p-(6 Speed)

TOTAL-11 SPEEDING, 1 FAIL TO EXHIBIT D.L., 3 NO REG, 1 NO INS.

OVERALL TOTAL-16 VIOLATIONS.